

# House Energy Rating — NON-ACCREDITED\*

Rating document number: 87654321

Date of rating: 12 April 2014

Star rating: 6.5

## Completed by

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Declaration of interest: Employed by designer of the building  
Software used: FirstRate5 v5.5

## Overview

### Dwelling details

Address: Unit 15, 237 Edwina Mountbatten Drive  
Suburb: West Wyndham  
State: NSW  
Type: New dwelling  
Lot/DP number: 9/53  
Postcode: 2345  
NCC Class: 01  
NatHERS climate zone: 14  
Exposure: Suburban

### Key construction and insulation materials

(see following pages for details)

Construction: Brick veneer  
Ceramic tile roof  
Slab on ground  
Insulation: R1.5 wall insulation  
R3.5 ceiling insulation  
Glazing: Timber frame  
Single glaze clear

### Ceiling penetrations

(see following pages for details)

Sealed: 5  
Unsealed: 18  
TOTAL:\*\* 23

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded in construction then this certificate IS NOT VALID and a new certificate is required.** Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Compact fluorescent

### Net floor area (m2)

Conditioned: 55  
Unconditioned: 23  
Garage: 12  
TOTAL: 90

### Annual thermal performance loads (MJ/m<sup>2</sup>)

Heating: 576  
Cooling: 658  
TOTAL: 1234

### Window selection – default windows only

Note on allowable window values: With a 10% tolerance to the nominated SHGC window values shown on page 2, the following ratings are achieved:

-10% SHGC 6.3  
+10% SHGC 6.6

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

**If the rating listed above falls below 6.0 stars or the required rating, then the window with this tolerance can NOT be selected.**

Scan to access this rating document online and confirm this is valid.



### Plan documents

Plan ref/date: Ref24/88  
Prepared by: Wyndham Sustainable Homes

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## Building features

### Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-001-01 A	Aluminium A, single glazed, clear	5.75	0.69
ALM-002-01 B	Aluminium B, single glazed, clear	7.27	0.58
ALM-003-25 A	Aluminium A, double glazed, toned glass	6.23	0.65

### Window schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Zone name	Outdoor shade
ALM-001-01 A	001	2100	1000	SSE	Kit/liv	No
ALM-001-01 A	002	2100	1000	SE	Kit/liv	No
ALM-001-01 A	003	2100	1000	E	Kit/liv	No
ALM-001-01 A	004	1500	1000	SW	Br1	Yes
ALM-001-01 A	005	1500	1000	WSW	Br1	Yes
ALM-001-01 A	006	1500	1000	N	Br2	Yes
ALM-002-01 B	007	1500	1000	N	Br2	Yes
ALM-002-01 B	008	1500	1000	N	Br2	Yes
ALM-002-01 B	009	1200	1500	S	Br3	No
ALM-002-01 B	010	1200	1500	S	Br3	No
ALM-002-01 B	011	1200	1500	E	Ensuite	No
ALM-002-01 B	012	1200	1500	W	Bath	Yes
ALM-003-25 A	013	900	1200	W	Bath	Yes
ALM-003-25 A	014	900	1200	N	Living	Yes
ALM-003-25 A	015	900	1200	N	Living	Yes
ALM-003-25 A	016	900	1200	N	Living	Yes

### Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
SC-001-02-234	Single glazed, clear glass, timber/uPVC	5.75	0.69
SO-213-03-123	Single glazed, toned glass, aluminium	7.27	0.58

### Roof window and skylight schedule

ID	Roof window/ skylight no.	Area (m <sup>2</sup> )	Orientation	Zone name	Outdoor shade	Indoor shade/ diffuser
SC-001-02-234	017	1.1	NNE	Kit/liv	20%	No
SC-001-02-234	018	2.0	NE	Kit/liv	40%	Yes
SO-213-03-123	019	1.1	N	Living	20%	Yes
SO-213-03-123	020	2.0	NNW	Living	60%	No

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## Building features continued

### External wall type

Type	Insulation	Wall wrap
Brick veneer	Glass fibre batt: R2.0	Yes
Solid brick	Glass fibre batt: R2.0	Yes
Reverse brick veneer	Glass fibre batt: R2.0	No

### External wall schedule

Wall type	Area (m <sup>2</sup> )	Orientation	Zone name	Fixed shade	Eaves
Cust-BV-123-Ac	8.5	N	Kit/liv	No	Yes

### Internal wall type

Wall type	Area (m <sup>2</sup> )	Insulation
Plasterboard	8.5	Glass fibre batt: R3.0

### Floors

Location	Construction	Area (m <sup>2</sup> )	Sub floor ventilation	Added insulation	Covering
Living	CSOG: slab on ground	5.2	none	R2.5	Carpet
Garage	CSOG: slab on ground	2.1	Encl	0	None

\* This rating has been completed by a non-accredited rater. For more details see the Australian Government Nationwide House Energy Rating Scheme (NatHERS) website [www.nathers.gov.au](http://www.nathers.gov.au).

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### Building features continued

#### Ceiling type

Location	Material	Added insulation	Roof space above
Living	Plasterboard	R2.5	Yes
Bedroom	Timber	0	No

#### Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Living	8	LED downlight	90	Sealed
		Light fitting	100	Sealed
		Exhaust fan	400	Sealed
		Ceiling air vent	250	Unsealed

#### Ceiling fans

Location	Number	Diameter (mm)
Living	2	900
Bedroom	1	1200

#### Roof type

Material	Added insulation	Roof colour
Metal	R2.5	Dark
Concrete tile	Sarking	Light

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## Additional information

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## Explanatory notes

### About this report

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Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

### General Information

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A House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

The actual energy consumption of your home may vary significantly from the predicted energy load figures in this report depending on issues such as the size of your household and your personal preferences, e.g. in terms of heating or cooling.

While the figures are an indicative guide to energy use, they are a reliable guide for comparative purposes between different house designs and for demonstrating that the design meets the required regulatory compliance.

Homes that are energy efficient use less energy, are warmer in winter, cooler in summer, and cost less to run. The higher the star rating the more energy efficient.

This House Energy Rating report was prepared using an underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

All information relating to energy loads presented in this report is based on a range of standard assumptions in order to allow for comparisons with reports prepared for other homes and to demonstrate minimum regulatory compliance. The standard assumptions include figures for occupancy, indoor air temperature and are based on a unique climate file for your region.

### Raters/Assessors

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Non-accredited assessors may not have completed a recognised software training course, do not undertake quality assurance processes, do not have any on-going training requirements and are not supported or recognised under the NatHERS scheme.

If you have any questions or concerns about this report, please direct them to your rater in the first instance.

If your rater is unable to address your questions or concerns, please contact your state or territory building code authority.

### Disclaimer

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The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this document. Changes to any of these details could affect the rating.

For more information on energy efficient design and insulation visit [www.yourhome.gov.au](http://www.yourhome.gov.au)